

174.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
761,200 / 761,200

USE VALUE:

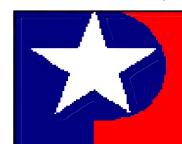
761,200 / 761,200

ASSESSED:

761,200 / 761,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 22 | | WILLIAMS ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------------|---------|
| Owner 1: SHEA PATRICK JOSEPH | |
| Owner 2: HAMMER ALANA CATHERINE | |
| Owner 3: | |

| |
|------------------------------|
| Street 1: 22 WILLIAMS STREET |
| Street 2: |

| |
|------------------------------|
| Twn/Cty: ARLINGTON |
| StProv: MA Cntry: Own Occ: Y |
| Postal: 02476 Type: |

| PREVIOUS OWNER |
|---------------------------------|
| Owner 1: CHONG OLIVER L & - |
| Owner 2: SMITH-CHONG HILARY J - |
| Street 1: 22 WILLIAMS STREET |
| Twn/Cty: ARLINGTON |
| StProv: MA Cntry: Own Occ: Y |
| Postal: 02476 Type: |

| |
|--|
| NARRATIVE DESCRIPTION |
| This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|---|
| Item Code Description % Item Code Description |
| Z R2 TWO FAMIL 100 water |
| o |
| n |
| Census: Exempt |
| Flood Haz: |
| D Topo |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |

| ACTIVITY INFORMATION |
|-------------------------------------|
| Date Result By Name |
| 11/19/2020 SQ Mailed MM Mary M |
| 6/21/2017 SQ Returned EMK Ellen K |
| 10/31/2016 Meas/Inspect DGM D Mann |
| 10/22/2008 Meas/Inspect 189 PATRIOT |
| 2/11/2000 Inspected 264 PATRIOT |
| 12/17/1999 Mailer Sent |
| 12/15/1999 Measured 163 PATRIOT |
| 1/1/1982 MM Mary M |

| LAND SECTION (First 7 lines only) |
|--|
| Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

| |
|---|
| 101 One Family 4620 Sq. Ft. Site 0 70. 1.21 6 |
| 391,020 391,000 |

| IN PROCESS APPRAISAL SUMMARY |
|---|
| Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description User Acct |

| |
|--|
| 101 4620.000 366,500 3,700 391,000 761,200 |
| Total Card 0.106 366,500 3,700 391,000 761,200 Entered Lot Size |
| Total Parcel 0.106 366,500 3,700 391,000 761,200 Total Land: |
| Source: Market Adj Cost Total Value per SQ unit /Card: 437.47 /Parcel: 437.4 Land Unit Type: |
| 10/31/16 13594! |

Patriot Properties Inc.
13594!

PRIOR ID #1: 116724

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

PRINT DATE TIME

12/11/20 03:31:31

LAST REV DATE TIME

11/19/20 10:56:08

mmcmakin

13594

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|----------------|---|-----|---------------------------|-------------------|------|-------------------|--------------------------------------|-------------------------|---------------------|------|------------------------------------|------|-------|------------|------|--------|--------------|---|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 6 | - Colonial | | | Full Bath: 1 | Rating: Very Good | | | OF = SINK IN LR. | | | | | | | | | | | | | | | |
| Sty Ht: 2A | - 2 Sty +Attic | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | |
| Color: GRAY | | | | A Kits: | Rating: | | | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1911 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G18 | Fact: . | | | Floor: | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GV - Good-VG | 10. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | Interior: | 1 | 7 | 3 | M | | | | | | | | | | | | |
| Sec Int Wall: % | | | | Economic: | | % | Additions: | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | Kitchen: | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | Baths: | | | | | | | | | | | | | | | | |
| Sec Floors: % | | | | Total: | 10.8 | % | Plumbing: | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 125.00 | | Comparables Sales | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.32829452 | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 166.020 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 83611 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | | | Adj Total: 410863 | | | | | | | | | | | | | | | | | | | |
| % Com Wall | | | | Depreciation: 44373 | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 366490 | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Juris. Factor: 1.00 | | Before Depr: 166.02 | | | | | | | | | | | | | |
| | | | | | | | | Special Features: 0 | | Val/Su Net: 136.25 | | | | | | | | | | | | | |
| | | | | | | | | Final Total: 366500 | | Val/Su SzAd: 236.76 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Serial #: | | Year: | | Color: | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Model: | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | PARCEL ID 174.0-0009-0001.0 | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | |
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1930 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 | | | | | |
| More: N | | | | Total Yard Items: | | | | 3,700 | Total Special Features: | | | | | | | | Total: | 3,700 | | | | | |